

**FARMINGTON CITY
PLANNING COMMISSION MEETING
June 4, 2015**

STUDY SESSION

***Present:** Chair Rebecca Wayment, Commissioners Bret Gallacher, Alex Leeman and Kent Hinckley, Community Development Director David Petersen, Associate City Planner Eric Anderson and Recording Secretary Lara Johnson. Commissioners Brett Anderson and Heather Barnum were excused.*

Item #3. Jerry Preston – Requesting Recommendation for Schematic Plan and Preliminary (PUD) Master Plan Approval for Residences at Farmington Hills (PUD) Subdivision and Recommendation to Annex 20 Acres and Zone Designation LR-F.

David Petersen said this is 4 items in one motion. He explained the proposed subdivision is for 44 acres with 20 of those acres under study for annexation. The other items, schematic plan and preliminary (PUD) master plan, are part of that study. The applicant is allowed 23 lots per the yield plan although he could have tried for more. The applicant is proposing a PUD for the 4 lots located near 400 North which would allow the lots to be smaller than the required 20,000 square foot minimum lot size and to also allow for a common drive which would be serviced by an HOA. The 10% open space requirement for the PUD will be fulfilled by a trail easement to flag rock trail and the firebreak road. David Petersen said at the schematic plan phase, an applicant is not required to have soils or geotech reports; however, if the Planning Commission would like to require those reports during the schematic phase, it is within their purview to do so. He added that those reports will be required during preliminary plat. David Petersen said the applicant Jerry Preston participated in the Shepard Heights subdivision so this is not his first hillside development.

Alex Leeman explained his experience and involvement with the legal side of the North Salt Lake landslide and said he feels what is being proposed tonight is not a similar situation as this subdivision will all be located on native materials.

Item #4. Frank McCullough/Alan Bruun – Requesting Recommendation for Final Plat and Final (PUD) Master Plan Approval for Villa Susanna PUD Subdivision

Eric Anderson said this is a 3 lot PUD; the applicant is now ready to move forward. The details will be reviewed in the meeting.

Item #5. Farmington City – Requesting Conditional Use and Site Plan Approval for Park

Eric Anderson said Farmington Park Subdivision was approved as a conservation subdivision; Fieldstone set aside 30% of open space (approximately 11 acres) in exchange for higher density. The park is grass fields, a restroom and a parking lot. He said the parking lot is subject to change. Alex Leeman said he received a call from a resident regarding the preferred WDC alignment that would go through the park. David Petersen said they are aware of the preferred WDC alignment, but the City felt a park may be easier to displace than 24 homes.

Item #6. Bryce Thurgood/Castle Creek Homes – Requesting Approval for the Proposed Clark Lane Village Design Development

Eric Anderson said staff would like to treat this project similar to the Residences at Station Parkway; he proposed delegating to staff the final approvals as the only things that may change will be improvement drawings or other final tweaks, but the site plan will remain the same.

REGULAR SESSION

***Present:** Chair Rebecca Wayment, Commissioners Bret Gallacher, Alex Leeman and Kent Hinckley, Community Development Director David Petersen, Associate City Planner Eric Anderson and Recording Secretary Lara Johnson. Commissioners Brett Anderson and Heather Barnum were excused.*

Item #1. Minutes

Alex Leeman made a motion to approve the Minutes from the May 21, 2015 Planning Commission meeting. Bret Gallacher seconded the motion which was unanimously approved.

Item #2. City Council Report

David Petersen gave a report from the June 2, 2015 City Council meeting. He said the City approved the Zoning Ordinance Amendments to allow for Class A auto sales as well as approving a rezone from LS to CMU of the property just west of the Chevron on Park Lane. David Petersen said the City Council approved the rezone to CMU only for the area where the dealership will be located; the property where the office buildings will be located and the 2 acres west of the dealership were not rezoned to CMU at this time. He said the Council also approved the miscellaneous zone and subdivision text amendments, minus the Farmington Rock item, and the Taylor Minor Subdivision. The City Council also reported back on exploring reopening Clark Lane west of the roundabout; however, the time saved did not justify the cost. Also discussed was a street remnant vacation request on Compton Road. There were disagreements among residents so the Council asked the residents to discuss the best solution and report back to the Council.

SUBDIVISION/PUD APPLICATIONS

Item #3. Jerry Preston (Public Hearing) – Applicant is requesting a recommendation for schematic plan and preliminary (P.U.D.) master plan approval for the Residences at Farmington Hills (P.U.D.) Subdivision consisting of 23 lots on 44.3 acres located at approximately 300 East between 100 and 400 North in an LR-F (Large Residential – Foothill) zone; and a recommendation to annex approximately 20 acres of the 44.3 acres of the proposed development with a zone designation LR-F. (S-8-15)

David Petersen showed the aerial view of the 44 acres where the subdivision is being proposed. He said the land is privately held to the forest service boundary, which he also showed on the aerial view of the property. He said the subdivision lots are large as there will be 23 lots on 44 acres. He said there are a few areas where the proposed grade of the road will be increased to 14%, which is not uncommon and is allowed by approval per the ordinance. He showed the flag rock trail and the firebreak road; the applicant plans to maintain access to these trails. David Petersen also said the 4 lots near 400 North will have a joint agreement for maintenance on the common drive to their lots.

David Petersen advised the Commission to consider the following for this item:

1. 20 acres for annexation; this property is not close to any other municipality; its most likely choice is to come into Farmington, and it's on the City's Annexation Declaration Area Plan;
2. Geotech reports are required prior to preliminary plat consideration;
3. Analysis of Cuts and fills does not typically take place until preliminary plat;
4. Concerns with the City's ability to be serviced by water; **David Petersen** showed the location of tanks near the proposed subdivision.

David Petersen said there are 4 items to consider for this motion:

1. Recommendation for schematic plan;
2. Recommendation for preliminary (PUD) master plan for the 4 lots by 400 North;
3. Annexation of 20 acres into the City;
4. Zone designation for the annexed property to LR.

Bret Gallacher asked why a public hearing is being held prior to the completion of a geotech report as he feels much of the Commission's decision would depend on that report. **David Petersen** explained the subdivision process. He said typically the subdivision starts with concept approval during schematic plan and the applicant receives public comment early. Then, the applicant has direction as he enters preliminary plat. During preliminary plat, the applicant is required to provide storm drain calculations, cut and fills, geotech report and more. In Utah, the applicant's rights vest at approval of preliminary plat which is why so much additional information is required at this point. Once preliminary plat approval is received, final plat requires detailed improvement drawings and more.

Kent Hinckley asked what standards the Commission should be aware of within Chapter 30 of the zoning ordinance. **David Petersen** said the slopes of the road and the cut and fills standards are located within Chapter 30; however, the applicant does not have to provide cut and fill information at this time. Chapter 30 provides a 12% slope standard but it can be increased up to 14% with exception, which is not uncommon in the foothills area.

Kent Hinckley asked if there would be anything else required in a geotech report for this area. **David Petersen** said yes, the report would include more information and location of fault lines.

Jerry Preston, 347 E. 100 N., said that although this project is new to many, it has been in the works for a long time. He said that he has lived and walked this area for 20 years so this project has been on his mind a long time. He said he has been working on concept plans with the DRC for over a year. He said tonight he is looking for a recommendation of concept approval so he can move forward and start investing in the engineering to make it possible as well as address residents' concerns. He said that he is also aware of what took place in North Salt Lake, but the road was built to the edge of the hill with the home over the edge, as well as other things that caused the slide to happen. **Jerry Preston** said his plans are to stay away from the edge of the hill and he is confident with his plans that a slide will not happen here.

Rebecca Wayment opened the Public Hearing at 7:34 p.m.

Wayne Kartchner, 396 N. 200 E., said he will be as affected as anyone in the community. He has loved having empty fields behind his home, but knows it cannot remain that way forever. He would like to maintain access to the mountain through trails and is in support of the development.

Marlo Wilcox, 432 N. 200 E., said he has lived in his home for over 35 years. He has been acquainted with Jerry Preston for the same amount of time. He also would like access to the trails and is also in support of the project.

Bob Hawkes, 151/155 E. 300 N., said he is not in favor of this development. He reviewed the goals and purpose of the General Plan as found in Chapter 10 of the ordinance. He feels this development is contrary to what is found in Chapter 10. He also feels this is a sensitive area for wildfires, landslides and fault lines. He is not in favor of this project.

Dave Andreason, 450 N. 200 E., said he believes this development will take place at some point in time. He has seen Jerry Preston's work over the years and feels if it is to be developed, he would prefer to have it be Jerry Preston's work. He would also like flag rock trail and the firebreak road to be maintained. He is in support of the development.

Tom Owens, 700 Rock Mill, said his home may be the most significant historical home in Davis County. He is very concerned with the ambiance and feel of old town Farmington. He did not say he was either for or against the development, but he strongly urged the Commissioners to consider above anything else if this development will cause Farmington to lose its old town ambiance that it has worked hard to maintain.

Alysa Revell, 208 W. State St., chair for the Historical Preservation Commission, said she feels the main item on the table is if the property being annexed into the City should be zoned LR or enter in as A (Agricultural). She stated, based on the Comprehensive General Plan for the City, all annexed property will enter in as zone A, unless otherwise requested by the property owners at the time of annexation. She stated she feels the Commission must determine if the zone request to LR is in the best interest of the community. She said downtown Farmington has a specific feel; the foothills are the backdrop of the community and should not be covered with mansions or foothill retaining walls. She urged the Commission to consider the desire of the citizens as the property owners are the ones directly affected by the annexation.

Glenn Parker, 133 E. 300 N., said he has lived in this area for 35 years and knows Jerry Preston very well; however, he is still against the development. He said the U.S. geological surveys that are filed with the County show a fault line going right through the development. He also feels it important to maintain the feel of old town Farmington. He feels it would also obstruct the view of mountains. He urged the Commissioners to please not recommend this development for approval.

Carolie Parker, 133 E. 300 N., expressed concern this project would be a lot like the project where the landslide took place in North Salt Lake. She said the soil is extremely sandy and in the event of an earthquake, the sand will be liquefied. She also feels building homes in this location would increase the risk for wildfire and put the fire fighters, homes and families more at risk. She also wondered if the homes would be built under the power lines that are located on the property. She expressed concern that boulders could come down the mountain and could potentially injure residents in the proposed development. She asked the commissioners to consider these risks. She does not want to see something like what happened in North Salt Lake to happen here, especially as tax payers end up paying for those types of disasters.

Bert Margetts, 500 E. 200 S., said he has lived in the area for 42 years and is one of the property owners in the proposed development. He has known Jerry Preston for a long time and has full confidence in him and is in support of the development.

Joe Judd, 108 W. 600 N., said he has lived in this area for 50 years and knows it is very sandy. He understands that homes can be built anywhere, but also feels it is not always a good idea. He does not feel this development is a good idea for this area and will take away from old town Farmington. He also feels that there is not upside to annexing the 20 acres into Farmington as it would only be done so someone could make money on its development.

Corey Crowell, 232 N. 100 E., said he bought his home last summer. He said he and his wife chose Farmington, but were very particular to choose a home based on its perimeters. He said his lot is very deep and is unspoiled with the mountains. He was sure when he purchased his home that no one would be able to build above him as it is such a steep cliff. He was shocked when he heard the proposal for the development. He feels the development would not only sink the investment he has made into his property and his view, but there is also significant danger that the whole hillside may come down on his home. He also feels that the development would take away from the beauty of old town Farmington. He feels the majority of his neighbors are not in favor of this project. He also proposed the Commission put restrictions on the property so future developments are not considered.

Hannah White, 375 N. 200 E., said she recently moved to the area. After much looking, she found downtown Farmington. She reviewed those that are in favor of the development and said she did not feel they were speaking for the majority of the people. She said most of her neighbors were not able to attend, but that she feels the majority do not want it. She said she came to Farmington so she would always have a view of the mountains, but is upset that that view may now be looking into someone's mansion.

Kevin Poff, 555 N. 100 E., said he understands that the Commission has little power to just say no to a development like what is being presented, but that the Commission does have power to ensure it's safe and in the best interest of the community. He said in his review, he feels there are great plans to protect the firebreak road and flag rock trail, but he specifically requested an easement be placed on those to ensure protection in the future. He also expressed concern with the fault lines. He said it is no longer a question of if, but when an earthquake hits this area. He likes that the plans include keeping the road and homes away from the edge of the hill. He asked that fault lines are reviewed as the current plans show utilities and water lines crossing the fault lines. He also asked that check valves be included on water lines.

Melissa Clark, 217 N. 100 E., said she has lived all over, but chose to live and stay in Farmington. She loves the charm of the old town. She is very opposed to the development. She feels that Jerry Preston will do what is right to make the development safe, but she feels the large homes will take away from the charm and beauty that she wants to preserve in old town Farmington.

Leah Christensen, 51 Sunset Dr., said she is against this project as her family has already been negatively affected by Jerry Preston. She said he once started excavating the property next to her home and then left it there. The property adjacent to her home is now a big sand pit. She said they have also had 2 boulders (smaller in size than those that stopped high up on the forest service property) roll down and almost hit people on her property. She strongly urged the Commission to think about the type of soil and safety of the proposed development.

Trenna Farr, 161 Deer Hollow Cir., said she built her home 8 years ago. She said her home is over an acre and includes part of the hill. She knows where the fault line is located and is definitely concerned with the proposed development. She said she dug a hole on her lot and since living on her property, the hole has significantly moved on its own. She feels the stability of the property is very unsure. She wants some kind of legal guarantee that her home won't be damaged and her family will remain safe if building begins above her.

Richard Streiff, 374 N. 200 E., said his home will be as affected as anyone's. He said he has lived in the area for 42 years and has known Jerry Preston for a long time. He has always been concerned with the steep slope he has in his backyard. He said he is concerned about the development with the same reasons already listed by other residents. He is also very concerned a development like this will ruin the charm of old town Farmington; he hopes that Farmington will not become like many of the surrounding communities. He understands the property is privately held so he asked that the Commission exercise good judgment in approving a development like the one presented.

Don Sims, 281 N. 200 E., said he has known Jerry for a long time and knows he will work hard to make the development great; however, he is concerned with the location of the fault line. He is also concerned with the increased fire risk and the inability to get fire equipment up there. He feels there will be a significant cost to the City to provide facilities and maintain them for this development. He loves the feel of old town Farmington and wants to maintain that ambience.

Alan Moss, 556 S. 175 W., is a joint property owner for this proposed development and is also an engineer for a city. He explained that with any development, residents apply "NIMBY" or not in my back yard. He said there are many benefits this project will bring to the homes as it will help stabilize the mountain, the road would create a nice fire block to the homes down the mountain and it will also serve as stabilization for flooding.

Jordan Winegar, 39 E. 200 N., said in the event of a fire, perhaps this development will be burned first and protect the homes below. He is concerned about losing the old town feel forever by replacing the foothills with mansions. He feels there are plenty of other locations within the City where these homes could be built.

Mike Wagstaff, 224 E. 300 N., said he lives at the bottom of the cul-de-sac. He feels the layout and lots look beautiful and he is very impressed with the proposed development.

Lois Slagowski, 256 N. 200 E., said she is not excited for this development. She feels having the mountains as the neighborhood's backyard has been beneficial to the children and the youth as they are able to go and spend time exploring.

Sherry Wilcox, 432 N. 200 E., asked that Jerry Preston show the access to the flag rock trail and the firebreak road as his plans include further detail that has not yet been presented to the public.

Rebecca Wayment added that the Commission and staff have also received numerous emails from residents concerning this development; those emails will be included in the public record.

One resident asked why some residents were notified of this development and why some were not. He asked how residents may be better informed on when this item will be considered next.

Rebecca Wayment closed the Public Hearing at 8:26 p.m.

With regards to notification of agenda items, **David Petersen** said the City by-laws dictate the prescribed areas. In this specific situation, the development is requesting schematic plan approval and a zone change so the mailing distance is 300' from the proposed development. He said staff also puts a sandwich board up to notify those traveling by the property. **Rebecca Wayment** also added that the agenda is always posted on the website so anyone can access it and know what is being discussed.

Jerry Preston said he has been a builder for 42 years and a developer for 30 years. He said he is passionate about what he does and is not looking for a short term gain but will be accountable for his project long term. He also expressed appreciation for those that are for and against the development. He explained if the residents cannot currently see the power tower on the top of the mountain, they will not be able to see the proposed homes as the homes will be built on the east side of the road and will be lower in height than the towers. He also said the City has an exceptional trails committee. He will work very closely with that committee to ensure appropriate access to the trails. He also said that 10+ acres is privately owned property and those property owners have a right to develop their property. **Jerry Preston** said at this time he is seeking concept approval with schematic plan, but moving forward he would like to put together a citizen committee to ensure this development will be the best it can be.

Rebecca Wayment said she grew up in Centerville, but wanted to live in Farmington because it was not as built out. She asked if there will be large retaining walls on each lot that will cover the foothills. **Jerry Preston** said the homes will have deep lots, a lot of landscape and minimal retaining to take place. He said the road is also set back from the ridge so the homes will not look down into the other homes.

Bret Gallacher said resident Sherry Wilcox mentioned access to the trails; he asked the applicant to speak more toward the trails. **Jerry Preston** said the City has sought after an easement for the flag rock trail for a long time. He would ensure an easement would be placed on the trail as well as provide trailhead parking. He said currently there are 5-6 cars parked in the cul-de-sac of those hiking the trail. Trailhead parking will be a great benefit to the community; he will work closely with the trails committee chair George Chipman in designing and completing the trailhead. **Alex Leeman** asked if there will also be an easement for the firebreak road. **Jerry Preston** said yes, it will be a dedicated easement.

In reference to resident Kevin Poff's remarks, **Bret Gallacher** asked if shut-off and check valves will be included. **David Petersen** said public works and the city engineer will ensure that will happen. **Jerry Preston** added that he thought it already existed.

Alex Leeman asked if the fire department had reviewed the development's plans. **David Petersen** said yes, the fire department did not object to the conceptual plan. They are working on locations for fire hydrants. He also mentioned that the development will bring water closer to the foothills in the event of a wildfire.

Kent Hinckley asked for more information regarding the zoning of A versus LR for the proposed annexed property. **David Petersen** briefly told of the development of St. George and that much of old St. George was lost due to poor planning. He said it is important to determine if this will detract from the look and feel of old town Farmington. He explained the preliminary (PUD) master plan approval, annexation and zone designation are all legislative acts which is determined by the Planning Commission and City Council. He said the applicant has been straightforward with his plans as part of the annexation which is not typical. He also said the applicant is not maximizing density as he could and he is setting the homes and the road back which are all good things to assist in preserving old town Farmington.

Rebecca Wayment asked if there was a way to create a build up to line so that future developments cannot go past it. **David Petersen** said Bountiful city has always tried to create a restriction line; however, the line has always been moved. He said one City Council cannot bind another so the line could in theory be created, but it may not be permanent.

Bret Gallacher asked for more clarification on the proposed property of the development as some are saying it was private property and others are saying the City does not have the right to

approve its development. **David Petersen** said some of the property is privately held; if property owners follow the rules of the regulation, the Commission has to approve it. The annexation is not in the City and the annexation is a legislative act. He added that every community reminisces of the days when towns were smaller; however, 70% of Farmington's growth comes from within so the growth is needed.

Rebecca Wayment asked if each item within the motion should be separated and discussed separately. **David Petersen** said yes, it can be done that way if that is what the Commission wants to do. He also said that the Commission is voting to rezone the annexed property to LR. The other property is already zoned LR and it must remain that way otherwise the Commission could encounter "taking" issues. **David Petersen** said when reviewing the plans as currently proposed, and if the annexed property entered in as zone A, there would only be 3 lots that do not comply, and these 3 lots could easily be brought into compliance. All other lots meet its current zone requirements.

Rebecca Wayment explained that many developments are presented before the Commission; this is the first development that she has seen that has proposed only 23 lots for 44 acres when density is typically significantly higher. **Bret Gallacher** agreed. He feels everything below the proposed 300 East road will happen. He feels this is a significantly better plan than someone proposing multi-family housing, which is not uncommon for the Planning Commission to see.

Alex Leeman said that he feels anything below the forest service boundary will inevitably be developed. He understands that the default zone for the proposed annexed property is A, but he does not feel this meets the purpose of agricultural land. He feels it would be appropriate to annex this property as LR. **Kent Hinckley** also reiterated **David Petersen's** point that even if the property is annexed as A, all but 3 lots meet the lot size requirements for zone A so he would still be able to do most of his proposed plan as is.

Kent Hinckley said that he came into the meeting thinking he would like to see the geotech reports prior to any approval; however, upon listening to the meeting's discussion, he understands that he will have an opportunity to see and hear those results prior to preliminary plan which will then weigh into that next approval. **Alex Leeman** added that he does not feel it's appropriate to say what happened in North Salt Lake so it will happen here as no two hillsides are the same. Since the geotech report will be obtained prior to preliminary plat, he would like another opportunity for the public to review it and make comment. **Rebecca Wayment** agreed, she is not comfortable moving forward without a soils and geotech reports.

David Petersen said the Planning Commission may also include in the motion that preliminary plat approval must be received prior to the property being annexed. **Jerry Preston** added that the property owners would like that anyways.

Alex Leeman said he is comfortable with the annexation, but likes tying it with the preliminary plan approval. He is comfortable approving schematic plan as all additional information he would like to see will be included at preliminary plat. He would like conditions to the motion for easements to be added for the trails and that the utilities are installed to City standards and will include shut-off valves. **Kent Hinckley** said he would also like to see the fire department's review of the development. **Bret Gallacher** added that he would like the public to be able to continue to provide comment throughout the process. **David Petersen** said, if recommended for approval by the Commission, the schematic plan will go before the City Council; the public can comment at that time. If the Commission chooses, a public hearing can also be held at preliminary plat. **Rebecca Wayment** said yes, she feels the Commission would like the public to return for additional comments.

Motion:

Alex Leeman made a motion that the Planning Commission recommend that the City Council approve 1) the schematic plan, 2) the preliminary (PUD) master plan, 3) the petition to annex 20 acres into Farmington City, and 4) a zone designation of LR-F related thereto, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The 20 acres shall be annexed prior to the City accepting any application for Final Plan and/or Final (PUD) Master plan;
2. All cut and fills shall meet the requirements of Chapter 30 of the Zoning Ordinance;
3. The City Engineer shall approve any exception to the maximum street slope of 12%, but in no event shall any exception exceed 14% slope as per the ordinance;
4. The developer shall work with the City Manager/City Council to acquire property now owned by the City within the development;
5. The applicant shall deed, by easement or fee title, trail rights-of-way for public access to the City for Flack Rock Trail and the Lower Firebreak Road Trail and shall be shown on preliminary plat;
6. The applicant shall meet all requirements as set forth in Section 11-30-105 of the Zoning Ordinance;
7. The Fire Department will provide their completed assessment to the Commission;
8. Preliminary plat approval will be received prior to annexation;
9. Public works department will review the utilities plans and ensure proper safety checks;
10. A public hearing will be held at preliminary plat review.

Kent Hinckley seconded the motion which was unanimously approved.

Alex Leeman mentioned to the public that with a recommendation for approval from the Planning Commission, this item will then go before the City Council and a public hearing will be held. If approved, the developer will then complete all required engineering reports for the next preliminary plat phase. The Commission voted to make preliminary plat a public hearing also so comments can be received after reports are obtained. He said preliminary plat is where things start to hold more weight. He asked the public to remain engaged in the process and to let other neighbors know.

Item #4. Frank McCullough/Alex Brunn – Applicant is requesting recommendation for final plat and final (P.U.D.) master plan approval for the proposed Villa Susanna P.U.D. Subdivision (3 lots) on .88 acres located at the northeast corner of 1400 North and Main Street in an LR-F zone. (S-14-13)

Eric Anderson said the applicant previously received preliminary plat and preliminary (PUD) master plan approval in October 2013 from the City Council. The developer is now requesting final plat and final (PUD) master plan approval. **Eric Anderson** said the previous motion included a few conditions and the applicant has addressed many of them. He said the plans have not changed significantly since the preliminary plat approval by the Planning Commission and City Council.

Mike Evans, 232 E. 1875 N., Centerville, said during the previous approval, there was discussion regarding preserving the steps and surrounding wall, and to include a plaque of the step's history on it. **Rebecca Wayment** asked due to their condition, how many steps may be preserved. **Mike Evans** said only a few could be saved.

Nate Wolfley, 66 E. 250 N., Centerville, said they hope to preserve as many steps as possible; however, due to their condition, it may only be 2-3 steps. **Rebecca Wayment** asked if that was adequate per the Commission's previous discussion. **Eric Anderson** said it was staff's understanding that what the applicant is discussing is what was intended to happen. **Rebecca Wayment** said she is

comfortable approving it as is, but added that the applicant work with staff to ensure all that can be preserved is being preserved as well as where the plaque should be located.

Motion:

Bret Gallacher made a motion that the Planning Commission recommend that the City Council approve the enclosed Final Plat and Final PUD Master Plan for the Villa Susanna PUD, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The front steps on Main Street shall be preserved and that the applicant will work with staff to determine the number of steps to be preserved and where the plaque shall be located;
2. Public improvement drawings, including a grading and drainage plan, shall be reviewed and approved by the Farmington City Public Works, City Engineer, Storm Water Official, Fire Department, Central Davis Sewer District and Benchland Water;
3. The property owner will work with the City traffic engineer to take all reasonable safety precautions that could be placed on 1400 North from the common access drive of the Villa Susanna subdivision.

Alex Leeman seconded the motion which was unanimously approved.

Findings for Approval:

1. The proposed Final Plat submittal is consistent with all necessary requirements for a Minor (Final) Plat as found in Chapter 5 of the City's Subdivision Ordinance.
2. The proposed Final PUD Master Plan is consistent with all necessary requirements for a PUD Master Plan as found in Chapter 27 of the City's Zoning Ordinance.
3. The motion ensures that the buildings will appropriately front Main Street and 1400 North and not compromise the appearance of the corridor.
4. By preserving the steps, an historical reminder will remain of the church that existed on the site, this meets the goals of the General Plan.

CONDITIONAL USE/SITE PLAN APPLICATION

Item #5. Farmington City (Public Hearing) – Applicant is requesting conditional use and site plan approval for a park on 10.6 acres of property located on the northeast corner of 1100 West and Glover Lane in an AE (Agricultural Estates) zone. (C-5-15)

Eric Anderson said with the construction of the anticipated high school on 650 W. and Glovers Lane, the City will lose the use of the current soccer fields there. The City will need to replace those fields. When Fieldstone Homes entitled their conservation subdivision, Farmington Park, they set aside 30% open space in exchange for an increase in density. Doing so has provided the City land on Glover Lane and 1100 West for additional field space. **Eric Anderson** showed the current designs for the park, which will consist of fields, a restroom and parking. Staff is recommending approval and advised the Commission that if they would like, staff can review the design of the parking lot.

The Commissioners and staff discussed the parking as it was shown on the plans in the staff report. **Kent Hinckley** asked if there is a standard to determine how many parking spaces are needed for this size of field. Staff will research it. The Commissioners also discussed paving or using gravel on the parking area.

Rebecca Wayment opened the Public Hearing at 9:53 p.m.

Joe Wilcox, 140 E 100 S., said he is a property owner that lives across the street from the proposed park. He asked if the fields will include baseball diamonds or if they will be used as soccer fields.

David Stringfellow, 2068 Sharpshooter Ct., asked if this is also the location where the future elementary school will be located. **Eric Anderson** said yes, the School District has an application in for it. **David Stringfellow** asked if there is another location similar in size within the City for this park to be located and if the money spent on this park is from the approved bond for the regional park. He expressed concern that the City may spend a lot of money on its construction with the potential West Davis Corridor alignment proposed to come through the middle of the field. He feels the City should not put money into this park if they do not feel they could recoup the cost from UDOT or suggested they find another location within the City.

Ralph Wilcox, 677 N. 500 E., also mentioned that the last designs he saw for the WDC showed the freeway going through the park. He asked if the City was trying to get ahead of the corridor by approving this park.

Rebecca Wayment closed the Public Hearing at 10:02 p.m.

David Petersen said yes, the preferred alignment for the WDC is through Glovers Lane; however, the School District purchased property in this area before the WDC shifted north of Glover's Lane. It has always been the plan to put a park adjacent to the elementary school. The City does not own another 11 acre piece of property where the park could be located. He explained the exchange in property between the School District and Fieldstone Homes so the elementary school can be located on 1100 West in lieu of being embedded on residential streets. **David Petersen** said in the event the WDC does come in, at least it is easier to displace open space than it would be for 24 homeowners.

Rebecca Wayment asked if the money from the approved bond will also be used for this park. **David Petersen** said it is his understanding the bond is solely for the regional park and gym.

Alex Leeman asked when these fields will become operational and available for use. **David Petersen** said they hope to have the fields ready for the spring season in March 2016.

The Commissioners and staff discussed the number of spaces needed for parking as well as if the parking lot should have gravel or if it should be paved. **Kent Hinckley** suggested using finding #6 as a condition and amending the wording to read that the City "will provide adequate utilities..." He said amending the wording would then allow the City to determine how many parking spaces are needed and what type of surfacing should be used.

David Petersen also added that a condition needs to be included that a fence is not to be included along the future elementary school property.

Motion:

Kent Hinckley made a motion that the Planning Commission approve a conditional use permit and site plan for the Farmington City Park at 1100 West with the following conditions:

1. The applicant completes all requirements for site plan approvals as well as all on-site and off-site improvements requirements to comply with City Engineer, Public Works, Fire Department, Planning Department, Storm Water Official, Central Davis Sewer District, and Weber Basin Water District;
2. All lights shall be full cut-off lights and shall not shine onto adjacent residential properties;
3. The irrigation system for watering the landscape shall use secondary water and obtain approval from Weber Basin Water District;
4. All City Engineer comments on the improvement drawings will be amended prior to a pre-construction meeting;
5. The City will provide adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation;
6. There will not be a fence on the northern boundary line with the future proposed elementary school.

Alex Leeman seconded the motion which was unanimously approved.

Findings for Approval:

1. The use requested is listed as a conditional use within the AE zone.
2. The proposed use of the particular location is necessary and desirable and provides a service which contributes to the general well-being of the community.
3. The proposed use shall comply with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use.
4. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.
5. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing development.
6. The proposed use is not detrimental to the health, safety and general welfare of persons residing or working in the vicinity and does not cause:
 - a. Unreasonable risks to the safety of persons or property because of vehicular traffic or parking;
 - b. Unreasonable interference with the lawful use of surrounding property; and
 - c. A need for essential municipal services which cannot be reasonably met.

OTHER BUSINESS

Item #6. Bryce Thurgood/Castle Creek Homes – Applicant is requesting approval for the proposed Clark Lane Village design development consisting of a 140 unit apartment complex (7 apartment buildings total) on 12.95 acres of property located at approximately 650 West and Clark Lane in a TMU (Transit Mixed Use) Zone. (SP-7-15)

Eric Anderson said this is the same layout as was presented previously to the Commission; the applicant is now seeking approval of their design development. He said the only thing that may change are a few sidewalk widths or improvement drawings, but it will be reviewed by staff.

Alex Leeman said he feels it is consistent with what was previously before the Commission.

Rebecca Wayment asked if the only access to the project is the turnout onto Clark Lane. **David Petersen** said there will be 3 accesses into the development, including one from 650 West.

Bryce Thurgood, Perry, UT, said he is available for questions.

Alex Leeman asked if there will be improvements where the creek crosses the property in the southeast corner of the project. **Bryce Thurgood** said he has met with SPARC and their recommendation was to landscape the area and the City may require a fence to be included; he will ensure it looks nice.

Rebecca Wayment said she was not in attendance when this project was previously before the Commission; she asked for more information on the tuck-under garages. **Bryce Thurgood** said each building will have 11 tuck-under garages with 6-7 of the garages being direct access to the apartments. He said in their other projects, the direct access tuck-under garages are the first to rent out.

Rebecca Wayment asked what the parking percentage ratio is for the development. **Bryce Thurgood** said it is 1.75 spaces per unit which meets the requirement and does not include parking along State Street/Clark Lane.

Motion:

Bret Gallacher made a motion that the Planning Commission approve the design development for the proposed Clark Lane Village project subject to all applicable Farmington City codes and development standards and the following conditions:

1. Staff shall review and approve the improvement drawing and site plan for compliance to Chapter 18 of the Zoning Ordinance;
2. The applicant must enter into an agreement with the City to maintain the on-street parking on 650 West and on-street parking and right-of-way on 100 North;
3. The applicant shall provide a geotechnical report and traffic study for the proposed project prior to or concurrent with staff approval of design development;
4. Any change to the standard street cross-section is subject to 11-18-104(4) and will require City Council approval prior to or concurrent with staff approval of design development.

Alex Leeman seconded the motion which was unanimously approved.

Findings:

1. After a preliminary review, it appears that the proposed development meets all of the standards and requirements of the transit mixed use zone as outlined in Chapter 18 with the exceptions listed above.
2. The parking needs for this project are being addressed using tuck under garages, small broken-up surface parking lots, on-street parking, and covered parking, this treatment of parking meets the form based code with the exceptions notes above.
3. The proposed development meets the spirit of the form based code and provides a greater variety of housing choices.
4. The City intended both in the General Master Plan and in the Zoning Ordinance for the mixed use district to be where the highest densities and intensities of uses would be concentrated, this project complies with that intention.
5. The location of this project and its accessibility to transit, Station Park, and Park Lane Commons project, etc. make this a good fit.

6. By approving this project be delegated to staff for final review and approval, the DRC will more thoroughly review the layout, improvement drawings, landscape plans, grading and drainage plans, etc. and ensure that all unresolved issues are addressed before final approval.
7. The proposed street network does not alter the streets on the existing regulating plan but adds more streets and improves connectivity and the overall street layout of the mixed use district.

Item #7. Farmington Rock Discussion.

Rebecca Wayment said she is comfortable moving this discussion to another Planning Commission meeting.

ADJOURNMENT

Motion:

At 10:31 p.m., Alex Leeman made a motion to adjourn the meeting which was unanimously approved.


Rebecca Wayment
Chair, Farmington City Planning Commission